

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: Hazel Dell Towne Center Post Decision Review

Case Number: PST2004-00008

Location: 507 NE 88th Street

Request: The applicant is requesting post decision review approval for modification in the SE quadrant of the preliminary approved site plan. The property is located in the CC zone district and is approximately 10-acres.

Applicant: Kimco Developers, Inc.
Attn: Kurt Kurti
8383 Wilshire Blvd., Suite 950
Beverly Hills, CA 90211
(323) 866-3500, ext. 108
E-mail: kurt_kurti@kimcorealty.com

Contact Person: Miller Nash LLP
Attn: Meridee Pabst
P.O. Box 694
Vancouver, WA 98666
(360) 699-4771; (360) 694-6413
E-mail: meridee.pabst@millernash.com

Property Owner: Hazel Dell Towne Center of Washington, LLC
See applicant for owner contact

Staff Contact: Richard Daviau ext: 4895

Neighborhood Contact: NE Hazel Dell Neighborhood Association

Bud Van Cleve, President

1407 NE 68 Street

Vancouver, WA 98665

695-1466

E-mail to Bud Van Cleve: BSVANC@aol.com

E-mail to Doug Ballou: dballou@pacifier.com

Legal Description of Property: Legal Description of Property: Tax lots #33 (145255-000); #77 (145298-000); #84 (145305-000); #153 (145371-000); #8 (145766-000); #5 (145768-000); # 8 (145769-000); # 9 (145770-000); #9 (145771-000); #11 (145773-000); #12 (145774-000); #13 (145775-000); #17 (145778-000); #19 (145780-000); #22 (145783-000); #25 (145786-000); #28 (145789-000); #29 (145790-000); #31 (145792-000); #34 (145795-000); # XX (145796-000); #39 (145800-000); #54 (145815-000); #56 (145817-000) located in the NE ¼ of Section 3, Township 2 North, Range 1 East of the Willamette Meridian and SE ¼ of Section 3, Township 2 North, Range 1 East of the Willamette Meridian.

Plan/Zone Designation: R-43 (Multi-Family Residential), CL (Limited Commercial), C3 (Community Commercial)

Approval Standards/Applicable Laws:

Clark County Code Chapters 12.05A (Transportation Standards); 12.41 (Concurrency); 13.08A (Sewer); 13.29 (Stormwater and Erosion Control); 13.36 (Wetlands); 13.40A (Water); 15.12 (Fire); 17.105 (Legal Lot), 18 (Zoning Ordinance); 18.600 (Procedures); Title 20 (SEPA); and consistency with the Clark County Comprehensive Plan

Application & Fully Complete Date:

Application Filed: March 10, 2004

Fully Complete: March 31, 2004

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at **Richard Daviau (360) 397-2375, Ext. 4895** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Richard Daviau

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact richard.daviau@clark.wa.gov

Date of This Notice: April 14, 2004

<p><u>Closing Date for Public Comments:</u> 4/28/04</p>
